



Saraswat Co-operative Bank Ltd.
(Scheduled Bank)

Recovery Dept. : 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400 028.
Phone No.: +91 22 2422 1202 / 04 / 06

E-AUCTION SALE NOTICE

(Auction Sale / bidding would be conducted only through website <https://srfaesi.auctiontger.net>)

E-auction sale notice for sale of immovable asset under THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002, read with proviso to Rule 8 (b) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower, guarantors and mortgagors that the below described immovable property is mortgaged / charged to the **Saraswat Co-operative Bank Ltd.** As a secured creditor, the physical possession of the immovable property has been taken by the Authorised Officer of the **Saraswat Co-operative Bank Ltd.** The secured asset will be sold on "As is where is basis, as is what is basis & whatever there is basis"

The E-auction of the charged properties (under SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002) for realization of Bank's dues will held as per the terms and conditions mentioned in the table given below:

Sl. No.	Name of Borrower, Co-Borrower, Guarantor / Mortgagor	A. Date of Notice B. Possession Type / Date C. Demand Amount	Description of Assets	I. Reserve Price	
				II. EMD	III. Bid Increment Amount
					Date / Time of Inspection
					Last date / time for EMD RAYC submission
					Date / Time of E-Auction
1	Principal Borrower: M/s. Indrayadav Multiprinters Pvt. Ltd. Directors / Guarantors: 1. Mr. Abhijit Suhas Yadav 2. Late. Mr. Ajinkya Suhas Yadav (Since deceased through legal heirs) i. Ms. Ananya Ajinkya Yadav. (Wife of late Shri. Ajinkya Suhas Yadav) ii. Mast. Arjun Ajinkya Yadav (Son of late Shri. Ajinkya Suhas Yadav) Director / Guarantor / Mortgagors: Mrs. Sujata Suhas Yadav Guarantor: 1. Mrs. Arpita Abhijit Yadav 2. Ms. Ananya Ajinkya Yadav	04.12.2020 Physical / 31.08.2023 ₹ 3,58,36,928/- (Rs. Three Crore Fifty-Eight Lac Thirty Six Thousand Nine Hundred Twenty Eight only) as on 30.11.2020 with further interest thereon *	Equitable mortgage of Flat No. 102, First Floor, in the Building Known as Classic Residency, situated at Plot No. 32, Sector-42/A, Near Pravasi Motors, Seawoods, Nerul (West), Navi Mumbai-400 706 (admeasuring : 787 sq. ft. (Carpet area) and Terrace (1) - 734 sq. ft. Chargeable 25% and terrace (2) 162. Sq. ft. (Chargeable 50%).	₹ 80.00 Lakhs ₹ 8.00 Lakhs** ₹ 050 Lakh	As per prior appointment of Authorised Officer 17.05.2024 Upto 5.00 p. m. 20.05.2024 11.00 a.m. to 1.00 p. m.
2	Principal Borrower: M/s. Indrayadav Multiprinters Pvt. Ltd. Directors / Guarantors: 1. Mr. Abhijit Suhas Yadav 2. Late. Mr. Ajinkya Suhas Yadav (Since deceased through legal heirs) i. Ms. Ananya Ajinkya Yadav. (Wife of late Shri. Ajinkya Suhas Yadav) ii. Mast. Arjun Ajinkya Yadav (Son of late Shri. Ajinkya Suhas Yadav) Director / Guarantor / Mortgagors: Mrs. Sujata Suhas Yadav Guarantor: 1. Mrs. Arpita Abhijit Yadav 2. Ms. Ananya Ajinkya Yadav	04.12.2020 Physical / 03.01.2023 ₹ 3,58,36,928/- (Rs. Three Crore Fifty-Eight Lac Thirty Six Thousand Nine Hundred Twenty Eight only) as on 30.11.2020 with further interest thereon *	Industrial Unit No. 6, Hind Services Industries Premises CHS., Ground Floor, Near Park way Hotel, Off Veer Savarkar Marg, Dadar (West), Mumbai-400 028, (admeasuring : 483 sq. ft. Carpet).	₹ 140.00 lakhs ₹ 14.00 Lakhs** ₹ 1.00 Lakh	As per prior appointment of Authorised Officer 09.05.2024 Upto 5.00 pm. 13.05.2024 11.00 a. m. to 1.00 p. m.
3	Borrower/Mortgagor: Mr. Mininath Bharat Palve Guarantor: Mrs. Palve Pooja Mininath	11.11.2021 Physical / 29.09.2022 ₹ 21,21,975/- (Rs. Twenty One Lakh Twenty One Thousand Nine Hundred Seventy Five Only) as on 02.11.2021 with further interest*	Flat No. 202 on 2 nd Floor admeasuring about 18.190 Sq. Mtrs. (Carpet Area) in the Building known as "Metro - View" situated at Sector 20, Talaja, Navi Mumbai, Raigad - 410 206, on land bearing Plot No. 50 at Village - Talaja, Taluka - Panvel, Dist. - Raigad	₹ 14.50 Lakhs ₹ 1.45 Lakhs** ₹ 0.50 Lakh	As per prior appointment of Authorised Officer 17.05.2024 Upto 5.00 p. m. 20.05.2024 3.00 p. m. to 5.00 p. m.

<p>2 Principal Borrower: M/s. Indrayadav Multiprinters Pvt. Ltd. Directors / Guarantors: 1. Mr. Abhijit Suhas Yadav 2. Late. Mr. Ajinkya Suhas Yadav (Since deceased through legal heirs) I. Ms. Ananya Ajinkya Yadav. (Wife of late Shri. Ajinkya Suhas Yadav) II. Mast. Arjun Ajinkya Yadav (Son of late Shri. Ajinkya Suhas Yadav) Director / Guarantor / Mortgagors: Mrs. Sujata Suhas Yadav Guarantor: 1. Mrs. Arpita Abhijit Yadav 2. Ms. Ananya Ajinkya Yadav</p>	<p>04.12.2020 Physical / 03.01.2023 ₹ 3,58,36,928/- (Rs. Three Crore Fifty-Eight Lac Thirty Six Thousand Nine Hundred Twenty Eight only) as on 30.11.2020 with further interest thereon *</p>	<p>Industrial Unit No. 6, Hind Services Industries Premises CHS., Ground Floor, Near Park way Hotel, Off Veer Savarkar Marg, Dadar (West), Mumbai-400 028. (admeasuring : 483 sq. ft. Carpet).</p>	<p>₹ 140.00 .akhs ₹ 14.00 Lkhs** ₹ 1.00 Lak As per prior appointment of Authorised Officer 09.05.2024 Upto 5.00 pm. 13.05.2024 11.00 a. m. to 100 p. m.</p>
<p>3 Borrower/Mortgagor: Mr. Mininath Bharat Palve Guarantor: Mrs. Palve Pooja Mininath</p>	<p>11.11.2021 Physical / 29.09.2022 ₹ 21,21,975/- (Rs. Twenty One Lakh Twenty One Thousand Nine Hundred Seventy Five Only) as on 02.11.2021 with further interest*</p>	<p>Flat No. 202 on 2nd Floor admeasuring about 18.190 Sq. Mtrs. (Carpet Area) in the Building known as "Metro - View" situated at Sector 20, Talaja, Navi Mumbai, Raigad - 410 206, on land bearing Plot No. 50 at Village - Talaja, Taluka - Panvel, Dist. - Raigad</p>	<p>₹ 14.50 Lakhs ₹ 1.45 Lakhs** ₹ 0.50 Lakh As per prior appointment of Authorised Officer 17.05.2024 Upto 5.00 p. m. 20.05.2024 3.00 p. m. to 5.00 p. m.</p>

* With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and / or realization.

** The successful bidder shall have to deposit 25% of the final bid amount not later than next working day.

The online auction will take place on the website of the Bank's empanelled service provider **M/s. e-Procurement Technologies Limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale / Auction, and procedure of submission of Bid / Offer, are available from their website at <https://sarfaesi.auctiontiger.net>.

Intending bidder / purchaser has to transfer the EMD amount through **NEFT / RTGS / DD / PAY ORDER**. Name of the A/C.: **SARASWAT BANK - RECOVERY, IFSC Code: SRCB0000097**, Bank Name & Address : **SARASWAT CO-OP. BANK LTD., RECOVERY DEPT., 74-C, SAMADHAN BUILDING, 2ND FLOOR, SENAPATI BAPAT MARG (TULSI PIPE ROAD), DADAR (W), MUMBAI 400 028. Beneficiary Account No.: 0097421420000001** The registration, verification of KYC documents and transfer of EMD must be completed well in advance before auction. Kindly, note in case prospective bidder(s) are unable to submit their bid, then they may contact the aforesaid service provider. Contact details -: **+91 9722778828 (Office) 079-6813 6851**.

There is no encumbrances known to the **Authorised officer**. However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property.

The payment of all statutory / non-statutory dues, taxes, rates, assessment, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of the successful bidder only.

The authorised officer can cancel the said auction at any point of time, without assigning the reason for the same.

STATUTORY 15 DAYS NOTICE TO THE BORROWER / MORTGAGOR / GUARANTORS UNDER THE SARFAESI ACT & RULES 2002, RULE 6(6)

The notice is also a mandatory notice of 15 (Fifteen) days to the Borrower / Mortgagor / Guarantors / of the above loan account. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, Informing them about holding auction / sale on the above referred date and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned hereinabove along with further interest, cos & expenses, as per the rules / conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Assets shall at the discretion of the Authorised Officer / Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

sd/-

AUTHORISED OFFICER

Saraswat Co-op. Bank Ltd.

Rameshwar Mehta

Date : 23.04.2024

Place : Mumbai